COMM SW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT N 303.8 FT, E 280
W 280 FT TO POB.

SMITH KRISTINE K
444 SE PEACOCK TER
LAKE CITY, FL 32025

2026

23-4S-17-08715-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

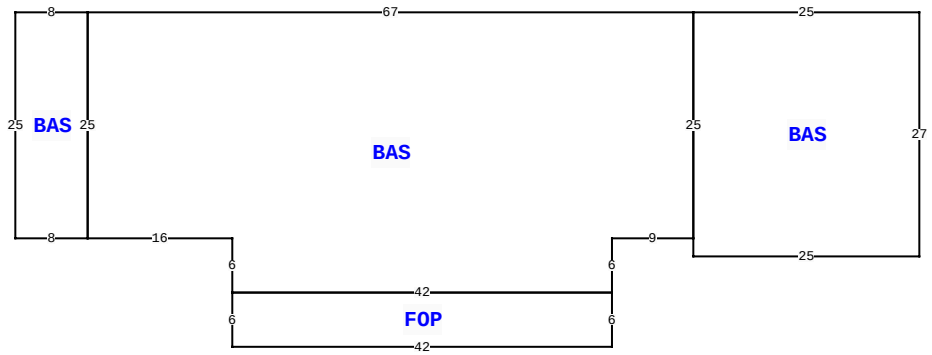
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	15,077
BAS	675	100		675	50,887
BAS	1,927	100		1,927	145,270
FOP	252	30		76	5,729
TOTALS	3,054			2,878	216,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,878	103.5500	115.98	333,790	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2802 HX Base Yr



444 SE PEACOCK TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,964
TOTAL MARKET OB/XF VALUE		4,938
TOTAL LAND VALUE - MARKET		27,160
TOTAL MARKET VALUE		249,062
SOH/AGL Deduction		79,073
ASSESSED VALUE		169,989
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		114,267
TOTAL JUST VALUE		249,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30872	ADDN SFR	231	03/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/2050	8/06/2019	LE	U	I	14	100

GRANTOR: KRISTINE K SMITH (ENH

GRANTEE: JONATHAN DUSTIN SMI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 BAS= W8 S25 E8 N25$ S25 E16 S6 FOP= S6 E42 N6 W42$ E42 N6 E9 BAS= S2 E25 N27 W25 S25$ N25$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	10	223	2,230.00	UT	0.60	0.60	100	0	0	3	100	1,338	
3	0166	CONC,PAVMT	0	100	12	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,938

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,160							

REVIEW DATE 05/31/2017 BY BC Total Acres: 1.94 Total Land Value: 27,160 Market: 0 Agricultural: 0 Common: 27,160 PRINTED 11/10/2025 BY SYS